

CITY PLANNING COMMISSION
Austin, Texas

Special Meeting -- February 20, 1968

The special meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Room, Municipal Building.

Present

Edgar E. Jackson, Chairman
Hiram S. Brown
Samuel E. Dunnam
Barton D. Riley
Robert B. Smith
Mrs. Lynita Naughton

Absent

W.A. Wroe
Ed Bluestein
Dr. William Hazard

Also Present

Hoyle M. Osborne, Director of Planning
Richard L. Lillie, Assistant Director of Planning
Beverly Sheffield, Director of Parks and Recreation

BUSINESS

C2-68-4(a) ZONING ORDINANCE: Interim Revisions
Proposed amendment to the Zoning Ordinance pertaining to density requirements

The Director of Planning stated that at the last regular Planning Commission meeting a series of suggested revisions to the density requirements in the Zoning Ordinance was submitted to the Commission for study at which time it was agreed by the Commission members that the proposed revisions should be considered at a special meeting.

The revisions as recommended by the Planning Department at this time are as follows:

Area Per Unit

Area Per Unit For Apartment or Apartment Hotel Units^a
(Square Feet)

<u>Zoning/H & A</u>	<u>Efficiency^b</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>Each Additional Bedroom</u>
BB/1	1,600	1,800	2,000	200
BB/2	1,200	1,350	1,500	150
BB/3	1,200 ^d	1,350 ^d	1,500 ^d	150 ^d
BB/4	1,200 ^e	1,350 ^e	1,500 ^e	150 ^e

C2-68-4(a) ZONING ORDINANCE: Interim Revisions--contd.

Area Per Unit For Apartment or Apartment Hotel Units^a
(Square Feet)
(contd.)

<u>Zoning/H & A</u>	<u>Efficiency^b</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>Each Additional Bedroom</u>
B-GR/1 ^c	800	950	1,100	150
B-GR/2	650	700	800	100
B-GR/3	450	500	600	100
B-GR/4	450 ^f	500 ^f	600 ^f	100 ^f
C/1	650	700	800	100
C/2	450	500	600	100
C/3	200	240	300	60
C/4	0	0	0	0

- Note:
- a. Apartment Hotel (units with or without kitchen facilities) should have same density provisions as apartment houses.
 - b. Hotel/motel area per unit should be same as for efficiency apartment.
 - c. Dormitory provisions should be 200 square feet per person in B-GR/1 and 150 square feet per person in all less restricted use and height and area districts.
 - d. By Special Permit, allow up to B/1 densities.
 - e. By Special Permit, allow up to B/2 densities.
 - f. By Special Permit, allow up to 20% additional units.

Height Provisions:

1. Increase Second Height and Area provision from 45 feet to 60 feet.
2. Increase Third Height and Area provision from 90 feet to 120 feet.

Minimum Lot Area Requirements:

1. "BB" / First Height and Area and Sixth Height and Area: Minimum lot area for apartment and similar permitted development -- 8,000 square feet.
2. "BB" / Second Height and Area through Fifth Height and Area and "B" and Less Restricted Use Districts/First Height and Area through Sixth Height and Area: Minimum lot area for apartments, apartment hotel, hotel, motel, dormitory and other similar uses -- 6,000 square feet.

Apartment Dwelling Group:

Now permitted by Special Permit under "B" and less Restricted Use Districts on site of not less than one (1) acre. Recommend that this be reduced to a site of not less than 12,000 square feet.

C2-68-4(a) ZONING ORDINANCE: Interim Revisions--contd.

It is also suggested by the staff that the following definitions be included in the text of the Ordinance:

APARTMENT: A suite of rooms or a room arranged and intended as a place of residence of a single-family or a group of individuals living together as a single housekeeping unit, and equipped for the preparation of food and with complete bath and sanitary facilities.

APARTMENT, EFFICIENCY: An apartment consisting of one (1) room used as a combination living and bedroom, of a kitchen or kitchen area, and of a bathroom.

APARTMENT HOTEL UNIT: A suite of rooms or a room arranged and intended as a place of residence of a single-family or a group of individuals living together as a single housekeeping unit, and equipped with complete bath and sanitary facilities. Kitchen facilities are not required.

APARTMENT HOTEL: A building containing both apartments and apartment hotel units in some combination, having a desk or lobby and providing some services customary and appropriate to a hotel, such as room and housekeeping service, but not having any public meeting room. Rentals shall not be on a daily basis but shall be for weekly, monthly or longer periods.

APARTMENT HOUSE: A building or a portion thereof containing three or more apartments not for transient use. An apartment dwelling group consisting of two or more detached buildings, some of which may contain only two apartments in a building, may be developed under conditions specified in this Ordinance.

DORMITORY: A building, other than a hotel or motel, containing rooming units to be used for residential purposes. Rentals shall not be on a daily basis but shall be for weekly, monthly or longer periods. A dormitory may contain common food preparation and eating facilities primarily for the use of the occupants in the building.

FAMILY: One person, or two or more persons related by blood, marriage or legal adoption, or a group of not more than six unrelated persons occupying a dwelling unit (as distinguished from a group occupying a boarding house, dormitory, lodging house, fraternity house, sorority house, hotel or motel).

FRATERNITY OR SORORITY: An association or club having dormitory facilities for the members.

HOTEL: A building or part of building in which: (1) there are guest rooms for living or sleeping accommodations used primarily for transient occupancy and which may be rented on a daily basis;

C2-68-4(a) ZONING ORDINANCE: Interim Revisions--contd.

(2) one or more common entrances to serve all guest rooms; (3) as desk or lobby service is provided; (4) telephone, maid, linen, bellboy or other similar services are provided. A restaurant, cocktail lounge, banquet hall, ballroom or meeting rooms may be provided.

MOTEL: A building or group of buildings containing guest rooms which may have individual entrances, primarily for transient occupancy and which may be rented on a daily basis. Desk or lobby service shall be provided and telephone, maid, linen or other similar services shall be provided. A restaurant, cocktail lounge, banquet hall, ballroom or meeting rooms may be provided. Off-street parking shall be provided on the same lot for the use of its occupants.

ROOMING UNIT: A room or suite of rooms used for living and sleeping purposes but not including a kitchen or food preparation facilities. A rooming unit shall be for permanent or semi-permanent occupancy but not for transient occupancy.

Mr. Hub Bechtol, Mr. Frank Montgomery and Mr. James Eichelberger appeared at the hearing and asked questions pertaining to the proposed revisions. There was discussion about the definition of a Fraternity or Sorority as defined by the staff. Several people felt that the traditional fraternity and sorority, one which provides dormitory space, is changing. The proposed definition could create problems in that all fraternities or sororities are not necessarily connected with a college or university and do not necessarily have dormitory or eating facilities.

Mr. Osborne indicated that he does not disagree on this point and felt that a more appropriate definition could be made; however, he stated that this should be further studied by the staff before the definition as recommended is changed. He suggested that the Commission recommend on the revisions as submitted at this time and the staff will study the definition of a fraternity or sorority and report back to the Commission at the next regular meeting.

Mr. Eichelberger stated that he has worked with the Apartment Dwelling Group provision of the Ordinance and feels that there should be a change in the provision or that it should be eliminated entirely because of the problems involved. Mr. Osborne stated that there is a provision in the Ordinance at the present time which permits multiple-residential buildings on a single tract. There would be some problems connected with removing this provision and it should not be considered unless it is replaced by a new provision of some kind. The staff has not had an opportunity to work on the Special Permit provision with the exception of the recommendation to reduce the area requirement to 12,000 square feet but it can be studied in the future.

Mr. Osborne stated that the Planning Department recommends the revision as outlined be approved, recognizing the need for further study of the fraternity and sorority definition.

C2-68-4(a) ZONING ORDINANCE: Interim Revisions--contd.

Mr. Andy Wagner, President of the Austin Apartment Association and Mr. Bechtol, representing the Austin Board of Realtors, stated that they would like to commend the action on the part of the Planning Director, his staff and the Planning Commission on the consideration of the proposed amendment to the Ordinance, and stated they are in complete agreement with the revisions.

The Commission members agreed that the Director and the Planning Department staff should be commended for the study that has gone into the suggested revisions. They felt that the revisions as submitted should be recommended to the City Council for adoption. They also felt that a departmental guide explaining the provisions in the Ordinance pertaining to the density requirements should be made available to the public. It was then unanimously

VOTED: To recommend to the City Council that the Zoning Ordinance be amended to cover the items as presented, and instructed the Legal Department to prepare the necessary amendment to the text.

It was also

VOTED: To instruct the Planning Department to make available to the public a departmental guide incorporating the provisions as adopted.

C9-68-3 TOWN LAKE DEVELOPMENT PLAN
Consideration of Town Lake Plan

The Director of Planning advised the Commission that the Town Lake Development Plan that was briefly reviewed at the last regular Planning Commission will be presented in detail at this time by Mr. Beverly Sheffield, Director of Parks and Recreation. Mr. Sheffield introduced the Parks and Recreation Department staff and the following members of the Parks and Recreation Board: Mrs. Roberta Dickson, Irving Ravel, Mrs. Means, Phillip Creer and Howard Barr.

Mr. Sheffield advised the Commission that a great deal of area is being encompassed in the Town Lake Plan as an application for a grant is being applied for through the Bureau of Outdoor Recreation. The application is for a 50% grant which must be submitted by February 29, 1968. The intent at this time is to build the application so that it can be pieced together and possibly stretched out over a ten year period. Mr. Sheffield then reviewed the plan indicating the existing and proposed development along both sides of Town Lake. He described the property belonging to the City, property which is to be acquired and property which is privately owned. He then explained that the application which is being submitted is for a plan which has to fit in with the comprehensive outdoor recreation plan for the state. The top priority development for the State is walkways and hiking trails, picnicking areas and water oriented activities as this is what is needed most by the State. The Town Lake Plan does conform to the priorities for the State in that walkways, nature trails and hike and bike trails are proposed along the lake. General approval of the Master Plan is needed at this time before the detailed planning can be started.

C9-68-3 TOWN LAKE DEVELOPMENT PLAN--contd.

Every piece of property on Town Lake that is needed has been encompassed in the plan. The Parks and Recreation Department and the Parks and Recreation Board were told by the City Council to update the Town Lake Plan as prepared by Mr. Alan Taniguchi and submit it to the Planning Commission for consideration and approval.

The first phase of the plan will encompass the area from Festival Beach to the Lamar Street bridge on the north side of the lake and from First Street bridge to Drake Bridge at Zilker Park on the south side of the lake.

Mr. Smith asked if any effort has been made to acquire the Kassuba property which is an isolated piece of property located on the east end of the lake close to Pleasant Valley Road. Mr. Sheffield stated that there has been no effort to acquire the Kassuba property. It is developed with an enclosed swimming pool and it is anticipated that the owners of the tract will be asked to work with the Parks and Recreation Department to provide a hike and bike trail. It is felt that this would give a very unique and beautiful appearance to the community.

Mr. Frank Montgomery stated that he represents Mr. Kassuba as well as himself and they are looking forward to the implementation of the plan and intend to offer their full cooperation.

Mr. Dunnam asked about the financial program on Phase I. Mr. Sheffield explained that at the present time there is \$121,000 available for land acquisition and \$112,000 available for development through 1970. The application being submitted is for a 50% matching funds grant which would mean a total of \$233,000 which would be available. He stated that if the grant is approved, they would like to go with the basic improvements proposed in Phase I.

The Commission members agreed that the Town Lake Plan as presented by the Parks and Recreation Department is a comprehensive plan which will allow for the best development of the area along Town Lake. They commended the Parks and Recreation Department and the Parks and Recreation Board for the excellent plan submitted. The Commission then unanimously adopted the following resolution:

WHEREAS, the Master Plan of the City of Austin, duly adopted by the City Council of the City of Austin on the 8th day of June, 1961, contemplates the acquisition of the land for parks, recreation areas, picnicking, park roads and accessory parking areas as part of the park and open space area along Town Lake; and

WHEREAS, the City Council of the City of Austin is seeking to implement the Master Plan of the City of Austin; and

WHEREAS, the City of Austin Parks and Recreation Board has submitted a plan for the development of Town Lake to the Planning Commission for review; and

C9-68-3 TOWN LAKE DEVELOPMENT PLAN--contd.

WHEREAS, the Planning Commission of the City of Austin finds (1) the plan for Town Lake is in conformance with the Austin Development Plan recognizing the need as determined by the City Council for further study of the connection of West First Street with Missouri-Pacific Boulevard and the improvement of West First Street; and (2) that Phase I of the Work Program is in conformance with the plan for Town Lake; now, therefore

The Planning Commission of the City of Austin recommends the plan for Town Lake to the City Council recognizing the need for further study of West First Street area and commends the City Council for its implementation of the Austin Development Plan.

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.

Hoyle M. Osborne
Executive Secretary